

City of Fenton

301 South Leroy Street · Fenton, Michigan 48430-2196 • (810) 629-2261 • FAX (810) 629-2004

January 20, 2014

Mr. David R. Lloyd
Director
Office of Brownfields Cleanup and Redevelopment
Office of Solid Waste and Emergency Response
U.S. Environmental Protection Agency
1201 Constitution Avenue NW
Washington, DC 20406

RE: Fenton, Michigan's Application for FY14 Brownfields Assessment Funding

Dear Director Lloyd,

The City of Fenton is pleased to submit this transmittal letter providing applicant information, as specified in the U.S. EPA Brownfields Assessment Grant Guidelines.

a. Applicant Identification:

City of Fenton, Michigan
301 South Leroy Street
Fenton, Michigan 48430-2196

b. DUNS Number: 624986808

c. Funding Requested:

- i. Grant type: Assessment
- ii. Federal Funds Requested: \$400,000
- iii. Contamination: Hazardous Substances: \$200,000
Petroleum: \$200,000
- iv. Project Focus: Community Wide

d. Location: This grant will serve the entire City of Fenton; an area roughly defined as 2010 Census Tracts 132.02 and 132.04. This entire project range lies within Genesee County.

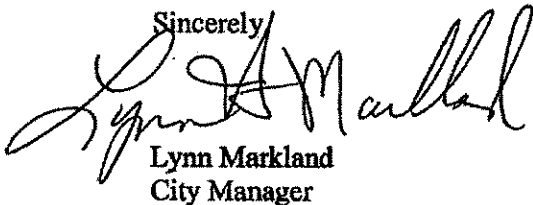
e. Property Name/Address: N/A

f. Contacts:

- i. **Project Director:**
Michael Burns
Assistant City Manager
Executive Director – City of Fenton Downtown Development Authority
(810) 629-2261 (p)
(810) 629-2004 (f)
mburns@cityoffenton.org
301 South Leroy Street
Fenton, Michigan 48430-2196
- ii. **Chief Administrative Officer:**
Lynn Markland
City Manager
(810) 629-2261 (p)
(810) 629-2004 (f)
lmarkland@cityoffenton.org
301 South Leroy Street
Fenton, Michigan 48430-2196
- g. **Date Submitted:** January 21, 2014
- h. **Project Period:** August 1, 2014 – July 31, 2017 (Three Years)
- i. **Population:** The City of Fenton has a population of 11,756, according to the 2010 U.S. Census.
- j. **Special Considerations Checklist:** Please see attached for completed checklist.

Thank you for considering our application. Revitalizing and redeveloping our Downtown is of utmost importance to the City and its residents. Since the implementation of the Downtown Master Plan in 2006, Fenton has dedicated significant resources and personnel to encourage economic development and community revitalization in this area. However, these efforts have been hindered by the prevalence of brownfield properties throughout the area. By enabling the City to inventory, characterize, and plan the reuse of these sites, I firmly believe that EPA Brownfield Assessment funding will serve as a catalyst to revitalize the downtown and bring jobs and private investment into Fenton.

Sincerely,



Lynn Markland
City Manager

RANKING CRITERIA

1. Community

A) Targeted Community and Brownfields

i) Targeted Community Description

The City of Fenton is approximately 7 square miles and is located in lower-mid-Michigan's Genesee County. The City has strong ties to the region's manufacturing industries. Its location to major highways and close proximity to major automotive manufacturing cities in the Flint Metropolitan Statistical Area (MSA), including Ann Arbor, Flint, Lansing and Detroit, has measurable impacts on the local labor market. Over the past decade, especially since the 2008 recession, this MSA region has experienced a decline in manufacturing. Since 2000, this region has lost more than 40,000 jobs, of which more than one-third of the losses came from the manufacturing industry.¹ This region's economic decline has impacted Fenton, where business has significantly slowed down for the 29 manufacturing companies, eliminating jobs leading to decreased consumer spending and the closure of commercial and retail companies. Additionally, like many American towns, Fenton's primary shopping district has shifted from the historic downtown location to strip shopping centers located along the city's edge. Downtown Fenton suffered further loss of commerce from a unique 1970's urban renewal experiment that closed its main street (LeRoy St.) and replaced many of its historic buildings with a 'modern' one level shopping center surrounded by surface parking lots. This decision fragmented the central business district and many businesses closed or relocated leaving much of downtown Fenton vacant, surface parking or other underutilized land uses that lend themselves to new development. In 2006, the City of Fenton adopted a Downtown Master Plan that seeks to revitalize the downtown area by encouraging the creation of mixed use corridors, upgrading infrastructure, and incentivizing development. The proposed EPA grant will facilitate the continued implementation of this plan by providing resources for the characterization and prioritization of brownfield sites in the downtown areas and throughout the city. The grant will also enable the integration of brownfield concerns into ongoing downtown and city wide planning and development efforts.

ii) Table 1. Demographic Information

	Fenton, MI	Genesee County, MI	Michigan	United States
Population ²	11,756	425,790	9,883,640	308,745,538
Senior Population ²	17.4%	18.1%	18.4%	17.8%
Unemployment Rate ³	8.8% ⁴	9.0%	8.8%	7.2%
Poverty Rate ⁴	8.5%	18.1%	14.8%	15.1%
Percent Minority ¹	6.5%	27.3%	23.4%	36.6%
Median Household Income ⁴	\$50,622	\$43,483	\$48,432	\$49,445

¹ U.S. Department of Commerce, Census Bureau, www.censtats.census.gov, Flint MSA Business Patterns (NAICS) paid employees 2000 and 2011 for total industry and NAICS code 31 (Manufacturing).

² Data is from 2010 U.S. Census data, www.census.gov – Senior Population Percentage 60 years and over - Minority Population Percentage “not Hispanic or Latino” and “White alone”

³ Data is from BLS, Nov 2013 – not seasonally adjusted, www.bls.gov/lau/

⁴ Data is from the 2010 American Community Survey 5-Year Estimates, www.factfinder2.census.gov

iii) Brownfields

Fenton's Downtown District encompasses approximately 4 square miles. The district is home to 97 businesses ranging from restaurants, retail shops, government buildings laundry mats, automotive and manufacturing companies and senior living facilities. The downtown is a central gathering area for Fenton residents and visitors as it is the site of large scale events throughout the year. In the summer, there is a Fourth of July Festival, a weekly Farmer's Market, Taste of Fenton, and Art in the Park. During the December holiday season, the festivities include Jingle Fest and a New Year's Eve celebration. The Shiawassee River runs through the heart of the downtown. The Shiawassee River Walk is a popular gathering area for residents.

Since the time of Urban Renewal, when three of four original downtown blocks of business were leveled, many businesses have struggled to maintain a foothold within the downtown area. Between 2009 and 2013, Fenton saw the closure of 214 businesses. These businesses ranged from restaurants, laundry mats, financial institutions, and specialized job training facilities. The City is actively working to recruit developers to support revitalization efforts. Two properties (Action Auto⁵ and Topps Property⁶) situated downtown have had developer interest, however, the stigma of potential contamination has complicated the process of marketing and redeveloping the properties. The Action Auto site is 14,382 square feet and was formerly a gas station. Currently, only part of the property is operational as a collision shop, leaving 4,536 square feet unused. The site most likely has petroleum contaminants and requires a Phase I and II environmental assessment before a developer will commit. In 2009, the Fenton Downtown Development Authority (DDA) placed a purchase agreement on the Action Auto site, however, did not close on the property due to environmental issues at the site. The Topps Property is 3.35 acres of abandoned land which was formerly a retail store. The property has been vacant since 2002 and was built in 1946. Previous developers have suspected asbestos contamination and have requested environmental assessments. Vacant properties pose direct risks to local youth, seniors, homeless, and others that might access the properties. The City requires mixed-use development on the Action Auto and Topps Property sites.

Within the downtown core, there are 10 sites that Michigan Department of Environmental Quality (DEQ) have inventoried through Baseline Environmental Assessments as well as 6 open and 1 closed leaking underground storage tanks (Part 213) and 1 site of environmental contamination (Part 201).⁷ These sites are also abandoned or underutilized and are also strong candidates for further assessment.

iii) Cumulative Environmental Issues

The area's heavy reliance on the manufacturing industry to support the local economy has resulted in a degradation of the environment. In particular, surface water bodies in Fenton have both biological degradation and inorganic metal contaminants that have resulted in their being placed on the State of Michigan's 303-D list of impaired waters for failing to meet surface water quality standards.⁷ The State of Michigan's 2013 Water Quality and Pollution Control report prepared as part of the requirements of the Federal Clean Water Act documents Fenton Lake to be contaminated by *Escherichia Coli*.⁷ The Shiawassee River that traverses through the city of

⁵ Action Auto is located 102 West Silver Lake Road, Fenton, MI

⁶ Topps Retail is located 225 W. Caroline Street, Fenton, MI

⁷ Data from Michigan Department of Environmental Quality, www.michigan.gov/deq/

Fenton contains Poly-Chlorinated bi-Phenyls (PCB) in the water column that results in a restriction on fish consumption.⁷ Lake Ponemah which is located in the northwest section of Fenton exhibits both Mercury and PCB contamination in fish tissue which again restricts fish consumption.⁷ As a consequence of historical industrial activity in the area, surface water bodies are more susceptible to contaminants from storm water and groundwater contamination from brownfield properties. Addressing potential contamination from these brownfields is of utmost importance as these water bodies are used for recreational purposes. Contamination from surface runoff and groundwater can pose a threat to people living in these areas. Contaminants can migrate into the headwaters of the river basins and be ingested by local residents within the area through drinking water. Abandoned gasoline stations with petroleum contaminants such as benzene can also seep into the water supplies. Currently, the city water comes from four groundwater wells, each over 74 feet deep.⁸ The city has completed a wellhead protection plan and it has been approved by the state of Michigan. In spite of these efforts, Fenton has exceeded EPA's Drinking Water Standards twice, once for Fecal Coliform in February 2011 and once for Arsenic in October to December, 2007.⁹

The City also has two former landfills it is seeking the redevelopment. The Tipsico Lake Road Project is a 56 acre site on the south end of the city.¹⁰ The site includes a 3-acre landfill that was active in the 30's and 40's. The Oak Street Project is a 10 acre site in the midst of an existing residential neighborhood and was an active landfill in the 60's.¹⁰

B) Impacts on Targeted Community

Within the downtown core, there are 10 sites that Michigan Department of Environmental Quality has inventoried through Baseline Environmental Assessments as well as 6 open and 1 closed leaking underground storage tanks (Part 213) and 1 site of environmental contamination (Part 201).⁹ These sites are also abandoned or underutilized. A large concentration of both hazardous substance and petroleum sites are concentrated along LeRoy Street which is oriented north-south and Main Street which is oriented east-west. Many of these sites are located either adjacent to or in close proximity to city parks, rivers or lakes (i.e., Southern Lakes Parks and Recreation, Bush Park, Shiawassee River and Lake Fenton). There are also several sites that are located topographically upgradient to the Silver Lake to the west. These collective environmental hazards present both a site specific and cumulative risk of exposure to area residents. The majority of these sites do not have site restrictions. Moreover, the documented degradation of surface waters from these sites has resulted in fish consumption and swimming restrictions being imposed on the Fenton Lake, Shiawassee River and Lake Ponemah.

C) Financial Need

i) Economic Conditions

The Recession of 2008 to 2012 resulted in the collapse of the automotive industry and manufacturing in general. Fenton, MI is located in the epicenter of the automotive manufacturing industry. Genesee County witnessed a 46% loss in manufacturing and Fenton experienced a 13% loss in manufacturing between 2008 and 2011.¹¹ Additionally, the City experienced losses in

⁸ Data from the City of Fenton

⁹ Data from Michigan Department of Environmental Quality, www.michigan.gov/deq/

¹⁰ Data from the City of Fenton

¹¹ Data from 2010 U.S. Census, available at www.census.gov

property tax values into 2013 even as the national economy was recovering. In 2013, the property tax total value in Fenton was \$356,514,046.¹² Total property tax values dropped from 2003 to 2012 by 24%.¹³ The loss of about a quarter of property tax revenue in the last 7 years has made it impossible for the City of Fenton to fund the assessment and cleanup of brownfield sites. The City of Fenton also frequently experiences extreme winter storms which are a major expense to City coffers. This past December, the City lost power for 5 days; costing business owners much needed revenue. Snow storms and ice storms are frequent in the area and require extra funding to go towards public works and emergency management.

ii) Economic Effects of Brownfields

EPA Assessment grant funding presents a much needed opportunity to support the City's efforts to address brownfields within our downtown and throughout the city. Since the economic recession in 2008, the City has been forced to prioritize funding, which has limited our ability to address brownfields concerns adequately. The City has seen property taxes reduce by 24% over this time period. In addition, the total assessed value of property has been reduced by \$17,011,412 since the recession. With a population of only 11,756 residents, this loss in property tax revenue has caused budget shortfalls. Since 2010, Fenton has also experienced a 94.4% reduction in Federal funding.¹⁴ With falling property values, coupled with bankruptcy, unemployment, and out-migration, property owners prefer to leave the area rather than purchase new properties. The overall loss in revenue and Federal funding has severely impacted City support.

2. Project Description and Feasibility of Success

A.i) Project Description

The redevelopment and revitalization of Fenton's downtown has been a priority for the City since 1993 when the Fenton Downtown Development Authority was established. The DDA was established to correct and prevent deterioration in the business district, encourage historic preservation, and to authorize the creation and implementation of development plans in the district and use tax increment financing within the DDA district. In 2006, the City working with the DDA implemented the Downtown Master Plan to encourage development and streetscape improvements to create an attractive, welcoming, vibrant and walkable live-work-shop-play environment. Since then, the City has dedicated \$2.8 million of its own funds and will receive approximately \$1.9 million in grant funding, to go towards a \$4.8 million streetscape project. The grant funding the City will use includes \$575,444 in Transportation Alternative Urban Funding and \$1,140,000 in Surface transportation Program funding. These investments will replace roads and include infrastructure improvements to storm sewers. While improving our downtown infrastructure has helped attract potential developers, the uncertainty of the state of abandoned properties deters investors from purchasing empty lots. EPA funding will assist the city in marketing vacant properties and addressing potential buyer's environmental concerns and remediation processes. The City will use the grant money to identify and catalog perceived and actual brownfield sites and formulate solutions to addressing any brownfield challenges.

¹² Data from the City of Fenton, MI

¹³ Data from the City of Fenton, MI

¹⁴ Data from the City of Fenton, MI

ii) Project Management Approach

The grant will be managed by the Fenton Downtown Development Authority (DDA). A thirteen-member Board of Directors governs the DDA and in turn the Board provides direction to the Executive Director, Mr. Michael Burns. The Board is comprised of the Mayor Sue Osborn, merchants, property owners, and residents of the community. The DDA's Executive Director, Mr. Burns, will be the lead on Fenton's brownfield project. Mr. Burns will be responsible for project oversight and filing all reports. Mr. Burns has been the Assistant City Manager for the City of Fenton since 2009. He is responsible for overseeing Economic Development in the City, primarily the Downtown revitalization that is occurring there. Prior to Mr. Burns' service in Fenton, he served as a Deputy Sheriff for the Macomb County Sheriff Office from 2000 to 2009 and from 2006 to 2008 served as an Administrative Intern for the City of Sterling Heights. Mr. Burns has a Bachelor of Science and a Master of Public Administration degree from Eastern Michigan University.

Mr. Burns is firmly committed to managing the grant for the entire 3-year period. Contracts awarded to outside consultants will be done through competitive application in accordance with the Procurement Standards in 40 CFR Part 30 or 40 CFR Parts 31.36, as appropriate. All subgrant recipients will comply with applicable requirements, including those contained in 40 CFR Parts 30 or 31, as appropriate. All transactions between the City and the subgrantees will be consistent with the standards for distinguishing between vendor transactions and subrecipient assistance under Subpart B Section 210 of OMB Circular A-133, and the definitions of subaward at 40 CFR 30.2(ff) or subgrant at 40 CFR 31.3, as applicable.

iii) Site Selection

The DDA will take the lead on the site selection process. The DDA's membership consists of City Officials, Community Leaders, Bankers, Developers, and other Businessmen. The Authority will be provided technical assistance in site selection from Karl Kalbacher, P.G., from the Ferguson Group LLC (TFG). Mr. Kalbacher has over 25 years of superfund and petroleum site investigation and remediation experience. He served 17 years in senior management positions with both the Maryland Department of Environment (MDE) and the Delaware Department of Natural Resources and Environmental Control (DNREC) in Superfund, and RCRA C, D and I programs. Fenton has contracted with TFG to provide consulting and lobbying services. With Mr. Kalbacher's expertise, the DDA will guide the City's efforts to identify, characterize and prioritize sites. A number of factors will be used to prioritize sites including: 1) potential threat to human health and/or the environment; 2) developer site interest; 3) community benefit; 4) costs for assessment and cleanup; 4) redevelopment potential; and 5) potential of new job creation. Sites identified as priorities will receive Phase I and potentially Phase II assessments, in order to speed their reuse. For each Phase II Environmental Site Assessment (ESA) conducted, quality assurance project plans, site-specific sampling and analysis plans, and remedial action work plans will be developed. The City of Fenton currently has relationships with the owner of both the Action Auto and Topps properties. The City will work with property owners to secure access to these sites.

B) Task Description and Budget Table
Hazardous Substance Assessment Budget and Tasks

Budget Categories	Project Tasks					
(Programmatic Costs Only)	Task 1 Community Outreach	Task 2 Inventory	Task 3 Phase I Investigations	Task 4 Phase II Investigations	Task 5 Reuse/ Remediation Planning	TOTAL
Personnel						
Fringe Benefits						
Travel						
Equipment						
Supplies	\$2,000					\$2,000
Contractual	\$10,000	\$10,000	\$16,000	\$140,000	\$22,000	\$198,000
Other						
Total	\$12,000	\$10,000	\$16,000	\$140,000	\$22,000	\$200,000

Task 1. Community Outreach: The DDA will implement a community outreach and involvement plan, which will involve hosting community town halls and information sessions. These events will be used to educate Fenton residents on environmental and health impacts of brownfields. Additionally, these sessions will allow local residents and stakeholders to provide feedback on project direction and implementation. Funding for “supplies” will be used to print informational handouts on brownfields to be passed out to Fenton residents. “Contractual” funding will be used to procure services of health and environmental specialists to support the City’s Brownfield outreach efforts.

Task 2. Inventory: The City will prepare open and competitive request for proposals to conduct inventory of potential Brownfield Sites throughout the downtown. The main deliverable will be a booklet of known/suspected brownfield sites identifying key characteristics, such as property acres, owner of property, suspected/known contaminants, supporting infrastructure, and structural assets. This booklet will be used to market sites to developers. The City is budgeting \$10,000 under “Contractual” for consultant time.

Task 3. Phase I Investigations: Upon selection of sites by the DDA, approximately four Phase I ESA’s will be completed on suspected or known Brownfield sites. Phase I EAs are expected to cost approximately \$4,000 per site. The amount spent may change on the size of the property being assessed. Phase I ESAs will be performed in accordance with EPA’s All Appropriate Inquiries rule per 40 CFR Part 213 and the ASTM E1527-13 standards. This work will be subcontracted to a qualified environmental consulting firm that will be selected through a qualifications-based process.

Task 4. Phase II Investigations: An estimate of four Brownfield sites will require Phase II ESAs at the cost of \$35,000 per site. Sites will be selected for Phase II ESAs based upon community input, environmental need, and private sector interest. The \$35,000 per site includes approximately \$33,500 for field work plus \$1,500 for site-specific Quality Assurance Project

Plans (QAPPs). Therefore, \$140,000 has been budgeted under “Contractual” for this task. All Phase II ESAs will be performed in accordance with state and/or federal ESA standards and/or state UST standards for performing environmental assessments and will be governed by QAPPs and Health and Safety Plans that will receive prior EPA approval before beginning the Phase II ESAs. The Phase II ESAs will focus on the nature and extent of contamination so that cleanup alternatives and estimated cleanup costs for redevelopment purposes can be determined.

Task 5. Reuse and Remediation Planning: For each Hazardous site that receives a Phase II ESA, remedial and reuse plans will be prepared to facilitate the redevelopment of these sites. Based upon estimates from local environmental consultants, we estimate that these site-specific plans will cost approximately \$7,300 per site, for a total of \$22,000 for three Brownfield sites. This planning will involve conducting a feasibility study of remedial options and estimating cleanup costs based on a specific or various redevelopment scenarios. This work will be conducted by the environmental consultant selected to perform the environmental assessments. In addition, the City of Fenton will leverage its contract with The Ferguson Group (TFG) to assist with Reuse and Remediation Planning. TFG’s Karl Kalbacher will assist the City in completing this task, which reduces the overall cost. Mr. Kalbacher has over 25 years of superfund and petroleum site investigation and remediation experience.

Petroleum Assessment Budget and Tasks

Budget Categories	Project Tasks					
(Programmatic Costs Only)	Task 1 Community Outreach	Task 2 Inventory	Task 3 Phase I Investigations	Task 4 Phase II Investigations	Task 5 Reuse/ Remediation Planning	TOTAL
Personnel						
Fringe Benefits						
Travel	\$9,000					\$9,000
Equipment						
Supplies		\$1,000				\$1,000
Contractual	\$8,000	\$10,000	\$28,000	\$112,500	\$31,500	\$190,000
Other						
Total	\$17,000	\$11,000	\$28,000	\$112,500	\$31,500	\$200,000

Task 1. Community Outreach: Funding under this task will support the involvement of consultants in community meetings, similar to the activities described in the Hazardous budget. Funding for travel to conferences has been included in this task. Fenton staff will attend two national brownfields conferences and the Region 5 EPA New Grantees Meeting. The City has budgeted \$7,000, for two representatives to attend the two national conferences. Fenton has also budgeted \$2,000 for two representatives to attend the Region 5 EPA New Grantees Meeting.

Task 2. Inventory: This task will support the development of a more detailed inventory of Petroleum sites and the inclusion of Petroleum sites in the brownfields inventory booklet

described under the Hazardous budget. The \$1,000 under “Supplies” will be used to print copies of the inventory booklet of both the Hazardous and Petroleum sites.

Task 3. Phase I Investigations: Based upon recommendations by the DDA, approximately 6-10 Phase I ESAs are estimated to be conducted on Petroleum sites. Phase I ESAs for these properties, largely former gas stations, are estimated to average approximately \$3,500 each, according to local environmental contractors. Therefore, the City is budgeting \$28,000 for Phase I ESAs on Petroleum sites, an amount sufficient to conduct ESAs on approximately eight sites.

Task 4. Phase II Investigations: We estimate that Phase II ESAs will be completed at five Petroleum sites, at the cost of \$22,500 per site. The \$22,500 per site includes approximately \$20,000 for field work plus \$2,500 for site-specific Quality Assurance Project Plans (QAPPs). Therefore, \$112,500 has been budgeted under “Contractual” for this task.

Task 5. Reuse and Remediation Planning: For each Petroleum site that receives a Phase II ESA, remedial and reuse plans will be prepared, at an estimated cost of \$6,300 per site for a total of \$31,500 for five Petroleum sites. This planning will involve conducting a feasibility study of remedial options and estimating cleanup costs based on redevelopment scenarios. The majority of this effort will be conducted by the environmental consultant selected to perform the environmental assessments. The City of Fenton will leverage its contract with The Ferguson Group (TFG) to assist with Reuse and Remediation Planning. TFG’s Karl Kalbacher will assist the City in completing this task, which reduces the overall cost. Mr. Kalbacher has over 25 years of superfund and petroleum site investigation and remediation experience.

C) Ability to Leverage

EPA Assessment grant funding is necessary to attract new business in Fenton’s downtown brownfield properties. Since in implementation of the 2006 Downtown Master Plan, the City of Fenton has committed \$2.8 million of its own funds to ensure the downtown area has the appropriate infrastructure to support new businesses. The following public and private investments will directly leverage EPA Brownfields funding:

- **Transportation Enhancement Grant:** The City of Fenton Downtown Development Authority (DDA) will be financing \$2,812,878 to execute a streetscaping project in Downtown Fenton, while the remaining \$1,972,122 will be grant funded through multiple programs administered through the Federal Highway Administration. Specifically, the \$1,972,122 will come from \$575,444 in Transportation Alternative Urban Funding and \$1,140,000 in Surface transportation Program funding. These investments will replace roads and include infrastructure improvements to storm sewers.
- **Cornerstone Development:** The City of Fenton Downtown Development Authority has agreed to contribute \$1,231,134 for the construction and installation of municipal parking lots for the new Cornerstone Development being built downtown. The Cornerstone Development will be mix-use property, with commercial and retail on the bottom and residential on top.

- **CDBG:** The City of Fenton receives CDBG funding every 3 years. The City has previously utilized CDBG funding to demolish blighted properties throughout the City and downtown. The City of Fenton is willing to dedicate CDBG dollars to help is the assessment and remediation process of identified sites that may require demolition.

The City of Fenton also plans on marketing and utilizing the following incentives programs to attract brownfield redevelopers.

- **Brownfield Authority Tax Increment Financing (TIF):** This program captures increases in property tax revenues on properties deemed as blighted, obsolete or contaminated sites which have been approved by the State of Michigan as a Brownfield site. The City can capture tax revenues for any demotion, abatement, development and construction costs pertaining to the affected site. Multiple taxing jurisdictions participate, and local funding resources are created.
- **Historic Tax Credit:** The city has taken advantage of the Michigan Historic Preservation Tax Credit and encourages developers to do so as well. This is a state income tax credit up to 25% that is available for the rehabilitation of certain historic resources.
- **The Ferguson Group:** The City will be provided technical assistance from Karl Kalbacher, P.G., from the Ferguson Group LLC (TFG). Mr. Kalbacher has over 25 years of superfund and petroleum site investigation and remediation experience. He served 17 years in senior management positions with both MDE and the DNREC in Superfund, and RCRA C, D and I programs. Fenton has contracted with TFG to provide consulting and lobbying services. With Mr. Kalbacher's expertise will guide the City's efforts to identify, characterize and prioritize sites.

3. Community Engagement and Partnerships

A) Plan for Involving Targeted Community and Communicating Project Progress

Downtown Fenton is the focal point for the community and a destination for many from surrounding communities. Residents and visitors alike appreciate the City of Fenton's historic, small-town feel along with the variety of shops, restaurants and eateries and professional services. Eager to preserve its history while planning for the future, the City of Fenton is participating in creating a long-term vision of what Downtown Fenton will become and is in the process of developing a comprehensive Downtown Plan and Design Guidelines. This plan will help Downtown Fenton plan for economic development and promote business for the years to come. This plan actively involved input from Fenton residents and business stakeholders through holding a series of "Community Visioning Sessions." These sessions were offered in 2012 with the goal of learning from residents their perspectives on community development. One of the main topics of discussion throughout these visioning sessions was the issue of blight throughout the community and especially in the downtown. Organization members present at these discussions included members from the City of Fenton's Development Area Citizens Council and businesses from the I-69 International Trade Corridor.

The Development Area Citizens Council acts as an advisory body to the DDA and the City Council in the adoption of the development or tax increment financing plans. The DDA consults with and advises the Development Area Citizens Council regarding the aspects of a development

plan, including the development of new housing for relocation purposes located either inside or outside of the development area. The consultation begins before any final decisions by the authority and the City Council regarding a development or tax increment-financing plan and continues throughout the preparation and implementation of the development or tax increment-financing plan.

The I-69 International Trade Corridor Next Michigan Development Corporation (NMDC) is the largest corporation of its type in the state of Michigan. It represents regional partnership and provides economic incentives to locally based existing and new businesses that utilize two or more forms of transportation to move their products within the NMDC territory. As a member, businesses have the opportunity to benefit from state and local incentives, including real and personal property tax abatements. Additionally, membership requires municipal collaboration, focused on jobs and investment.

Brownfield sites and blighted property are of concern throughout the community. The City of Fenton plans on holding brownfield education and outreach efforts to better inform community stakeholders. Additionally, the City plans on holding visioning sessions as brownfield efforts begin regarding site selection prioritization, clean up decisions and reuse planning. Fenton will widely advertise these events through a variety of means, including press releases, postings on the City website, and direct collaboration with local resident groups capable of disseminating information.

B) Partnerships with Government Agencies

i) Partnerships with Local/State/Tribal Environmental and Health Agencies

The City of Fenton plans on holding brownfield education and outreach efforts to better inform community stakeholders. The City will actively seek to have the Genesee County Health Department address residents on human health and environmental risks associated with brownfields as well as methods to protect residents from contaminants. The City will also engage with an environmental contractor to provide support in the informational sessions on the Brownfields programs.

ii) Partnerships with Other relevant Federal, State, and Local Government Agencies

The City has a well established relationship with EPA Region V. The City met with the Region V representative to tour the City as recently as November 2013. The City also has well established relationships with Michigan DEQ. The City has met with DEQ to discuss environmental requirements for the Action Auto Site. Through these meetings, the City determined that environmental assessments will be required in order to secure a firm commitment from site developers to invest in the property.

C) Partnerships with Community Organizations

The City of Fenton has established ties with the community through the creation of councils and authorities such as the Downtown Development Authority and the Development Area Citizens Council. Additionally, the City has created ties with the regional economy through membership with the Fenton Regional Chamber of Commerce and the I-69 International Trade Corridor Next Michigan Development Corporation. These organizations are composed of community business

leaders and owners, area investors, banks, city council members and residents. The City of Fenton has a City Council member on the I-69 Corridor Authority.

The City is also partnering with the Genesee Regional Chamber of Commerce on economic development opportunities and meet with businesses in our Industrial Park. Specifically, the City seeks to understand business development needs such as access to capital, work force training or PTAC and looks to find solutions. The City has also worked with the Chamber in the past to attract new manufacturing companies to the industrial park.

The City of Fenton will prioritize the creation of jobs for local residents and will work closely with Mott Community College, which provides workforce training. The City intends to incorporate local students into the implementation of this grant. Potential student roles include assistance developing educational and outreach materials, research and other support for area-wide planning activities, and participation in meetings. This partnership will enable the City to analyze opportunities to build new environmental job training capacity in the region by forging new partnerships between the community college and local environmental professionals.

4. Project Benefits

A) Health and/or Welfare and Environment

Environmental and health benefits resulting from this project will stem from having the appropriate knowledge regarding the state of contamination of potential or real brownfield sites. The inventory of contaminated sites will allow the City to properly inform its residents of properties to avoid. Furthermore, the Phase I and II Assessments will allow the City to accurately identify property hazards and lead to remediation efforts.

B) Environmental Benefits from Infrastructure Reuse/Sustainable Reuse

i) Planning, Policies, Ordinances or Other Tools

The City of Fenton supports the environmental benefits from sustainable building reuse and infrastructure. Within the downtown, existing infrastructure including transportation (roads, rail), utilities (water, sewer, power), and community services (schools, medical, parks, fire, police) has sufficient capacity. However, the deterioration of properties and business closures in recent years has resulted in numerous vacant or underutilized properties and a decreased tax base from which to maintain this infrastructure. Redeveloping brownfield properties and urban infill will reverse this trend and take full advantage of the existing infrastructure.

The environment would benefit through improvements that will be made to existing stormwater systems. Through NPDES Phase II stormwater permitting, requirements for long-term BMP development and maintenance for all new construction and post construction will reduce the runoff associated with these sites, and provide for structural development of processes to clean and reduce runoff into water bodies. This will not only have a positive impact to the drinking water for Fenton and surrounding areas of Fenton, but will also have a positive impact on fish and other aquatic wildlife.

ii) Example of Efforts to Integrate Equitable Development or Livability Principles

The proposed site selection process for this project will give priority to sites with developers that plan to follow sustainable development and pollution prevention practices. The City of Fenton

encourages redevelopment in the city to incorporate green building practices and use of energy efficient materials in reconstruction. Furthermore, in 2007, the DDA invited walkability expert, Dan Burden, to assess Fenton's downtown and recommended improvements for creating a more pedestrian and bicycle-friendly environment. Since Mr. Burden's visit, the City has made plans to implement suggestions such as narrowing the streets by adding angled parking and bike lanes to slow traffic. Improving the walkability downtown is anticipated to bring more pedestrians to the district, which will encourage business and growth in the city.

C) Economic or Non-Economic Benefits

i) Economic Benefits

A major goal of the 2006 Downtown Master plan was to improve the appearance of downtown properties. The redevelopment of abandoned and idle properties into mixed-use commercial and residential sites is also anticipated to produce significant economic and lifestyle benefits to Fenton residents. With the City experiencing a decline in assessed property values recently, placing downtown properties back into productive reuse will provide significant new tax revenue for the City and prevent future spending cuts or tax increases for residents. Redevelopment of brownfield sites will improve aesthetics of rundown and blighted properties.

Another major benefit of brownfield revitalization is the preservation of historic properties within Fenton. The Urban Renewal Project in the 1960's destroyed many historic structures throughout the city, and therefore, preservation of the remaining standing structures is of utmost importance to preserve the City's history. Some of Fenton's historic structures have been abandoned or become dilapidated deterring developers from investing. Once environmental issues have been addressed for historic properties, other federal incentives will also be obtainable for restoring these properties. Those qualified income-producing buildings needing substantial rehabilitation and following federal standards can benefit from the federal investment tax credit worth 20 percent of the total rehabilitation costs. By restoring these historic places and creating a destination district, there will be significant economic benefit from new business growth and tourism.

ii) Planned Efforts to Promote Local Hiring and Procurement

As part of Fenton's request for proposals when selecting environmental consultants for this Brownfields project, the City will award extra selection criteria points to companies that have offices in Genesee County. The City will also award extra points to proposals that commit to subcontracting to local businesses. Unoccupied gas stations and vacant buildings are deteriorating in the downtown district and addressing the environmental issues will likely lead to renovation and better upkeep of the property. The redevelopment of these brownfields downtown will lead to increased commerce downtown since goods and services needed in the community will be available within walking distance.

5. Programmatic Capabilities and Past Performance

A) Programmatic Capability

The grant will be managed by the Fenton Downtown Development Authority (DDA). The DDA was established in 1993 to correct and prevent deterioration in the business district, encourage historic preservation, and to authorize the creation and implementation of development plans in the district and use tax increment financing within the DDA district. A thirteen-member Board of

Directors governs the DDA and in turn the Board provides direction to the Executive Director, Mr. Michael Burns. The Board is comprised of the Mayor Sue Osborn, merchants, property owners, and residents of the community. The DDA's Executive Director, Mr. Burns, will be the lead on Fenton's brownfield project. Mr. Burns will be responsible for project oversight and filing all reports. Mr. Burns has been the Assistant City Manager for the City of Fenton since 2009. He is responsible for overseeing Economic Development in the City, primarily the Downtown revitalization that is occurring there. Prior to Mr. Burns' service in Fenton, he served as a Deputy Sheriff for the Macomb County Sheriff Office from 2000 to 2009 and from 2006 to 2008 served as an Administrative Intern for the City of Sterling Heights. Mr. Burns has a Bachelor of Science and a Master of Public Administration degree from Eastern Michigan University.

Mr. Burns is firmly committed to managing the grant for the entire 3-year period. Contracts awarded to outside consultants will be done through competitive application in accordance with the Procurement Standards in 40 CFR Part 30 or 40 CFR Parts 31.36, as appropriate. All subgrant recipients will comply with applicable requirements, including those contained in 40 CFR Parts 30 or 31, as appropriate. All transactions between the City and the subgrantees will be consistent with the standards for distinguishing between vendor transactions and subrecipient assistance under Subpart B Section .210 of OMB Circular A-133, and the definitions of subaward at 40 CFR 30.2(ff) or subgrant at 40 CFR 31.3, as applicable.

B) Audit Findings

The City of Fenton has not had any adverse audits and there have not been any problems associated with grant administration.

C) Past Performance and Accomplishments

Has Not Received and EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements

The City of Fenton has never been a recipient of an EPA Brownfields Grant, however has received and successfully managed several Federal grants that are provided in the Table below.

Year	Grant / Loan Name	Agency	Amount	Description
2010	CMAQ	FWHA	\$750,000	Funding was used to synchronize multiple traffic lights on Owen Road. As a result, the City has experienced controlled traffic flow. The project was successfully completed.
2011	ARRA Bond	ARRA	\$1,224,474	Funding was used to replace 5 lift stations throughout the city to better manage storm and sanitary sewage through our system. Project was successfully completed.
2011	Neighborhood Stabilization Program	HUD/ARRA	\$360,000	Funding used for the City of Fenton to purchase and restore foreclosed homes within the City Limits and increase the

				ability to attract a low to moderate income family. Project was completed.
2012	Neighborhood Stabilization Program	HUD/ARRA	\$225,000	Funding used for the City of Fenton to purchase and restore foreclosed homes within the City Limits and increase the ability to attract a low to moderate income family. Project was completed.
2014	CDBG	HUD	\$68,595	Funding will be used to install a Handicapped Accessible Elevator in the Fenton Community and Cultural Center located downtown. Project is expected to completed Spring 2014.
2014	CDBG	HUD	\$31,748	Funding is currently being used to purchase and demolish a former battered women's shelter from a local non-profit organization. Building was in disrepair and blighted. Project near completion.

All of these federal grants were administered in compliance with federal agency requirements.

Section III. Attachments

- 1) Threshold Criteria**
- 2) Letter from Michigan Department of Environmental Quality**
- 3) Letters of Support**
- 4) Forms**
 - SF-424
 - SF-424A

THRESHOLD CRITERIA

1. Applicant Eligibility:

The grant applicant is the City of Fenton, Michigan. The City is an eligible grant applicant as it is a general purpose unit of a "Local Government" as defined under 40 CRF Part 31.

2. Letter from the State or Tribal Environmental Authority:

A letter from the Michigan Department of Environmental Quality is included in Attachment 2.

3. Community Involvement:

Downtown Fenton is the focal point for the community and a destination for many from surrounding communities. Residents and visitors alike appreciate the City of Fenton's historic, small-town feel along with the variety of shops, restaurants and eateries and professional services. Eager to preserve its history while planning for the future, the City of Fenton is participating in creating a long-term vision of what Downtown Fenton will become and is in the process of developing a comprehensive Downtown Plan and Design Guidelines. Led by the Downtown Development Authority (DDA) this plan will help Downtown Fenton plan for economic development and promote business for the years to come. This plan actively involved input from Fenton residents and business stakeholders through holding a series of "Community Visioning Sessions." These sessions were offered in 2012 with the missions on addressing how residents would like to see the community move forward. One of the main topics of discussion throughout these visioning sessions was the issue of blight throughout the community and especially in the downtown. Organization members present at these discussions included members from the City of Fenton's Development Area Citizens Council and businesses from the I-69 International Trade Corridor.

The Development Area Citizens Council acts as an advisory body to the DDA and the City Council in the adoption of the development or tax increment financing plans. The DDA consults with and advises the Development Area Citizens Council regarding the aspects of a development plan, including the development of new housing for relocation purposes located either inside or outside of the development area. The consultation begins before any final decisions by the authority and the City Council regarding a development or tax increment-financing plan and continues throughout the preparation and implementation of the development or tax increment-financing plan.

The I-69 International Trade Corridor Next Michigan Development Corporation (NMDC) is the largest in the state of Michigan, representing a significant regional partnership and offers economic incentives to existing and new businesses that utilize two or more forms of transportation to move their products and are located within the territory

of the NMDC. As a member, businesses have the opportunity to benefit from state and local incentives, including real and personal property tax abatements. Additionally, membership requires municipal collaboration, focused on jobs and investment.

Brownfield sites and blighted property are of concern throughout the community as it can negatively impact business investments, development and health. The City of Fenton plans on holding brownfield education and outreach efforts to better inform community stakeholders. The City will actively seek to have the Genesee County Health Department address residents on human health and environmental risks associated with brownfields as well as methods to protect residents from contaminants. The City will also engage with an environmental contractor to provide support in the informational sessions on the Brownfields programs. Finally, the City will continue to hold visioning sessions on brownfield site redevelopment efforts beginning with site selection prioritization, clean up decisions and reuse planning. Fenton will widely advertise these events through a variety of means, including press releases, postings on the City website, and direct collaboration with local resident groups capable of disseminating information.

**Attachment 2 - Letter from Michigan Department of
Environmental Quality**



RICK SNYDER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF ENVIRONMENTAL QUALITY
LANSING



DAN WYANT
DIRECTOR

January 14, 2013

Mr. Michael Burns
Assistant City Manager
City of Fenton
301 South Leroy Street
Fenton, Michigan 48430-2196

Dear Mr. Burns:

SUBJECT: Acknowledgment Regarding the United States Environmental Protection Agency
Brownfield Assessment Grant Proposals

Thank you for your notice and request for a letter of acknowledgment for the city of Fenton's proposals to the United States Environmental Protection Agency (EPA) brownfield grant program. The Department of Environmental Quality, Remediation and Redevelopment Division (RRD), is supportive of locally-based assessment and redevelopment efforts and has reviewed the information you provided regarding your proposals.

The city of Fenton is applying for a \$200,000 hazardous substances assessment grant and a \$200,000 petroleum assessment grant which would be used to conduct assessment activities and reuse plans for eligible brownfield sites in the city. The city of Fenton is considered eligible for these grants as a general purpose unit of local government.

Should the EPA award these brownfield grants to the city of Fenton, it would promote redevelopment and reuse of underutilized and contaminated properties and improve the economic development and environmental conditions in the city. If you need further information or assistance regarding specific brownfield sites, please contact Mr. Ron Smedley, Brownfield Redevelopment Coordinator, RRD, at 517-284-5153, or you may contact me.

Sincerely,

Carrie Geyer, Chief
Brownfield Redevelopment Unit
Program Support Section
Remediation and Redevelopment Division
517-284-5182

cc: Ms. Linda Mangrum USEPA Region 5
Mr. Ron Smedley, DEQ

Attachment 3 - Letters of Support



January 13, 2014

Lynn Markland
City Manager
City of Fenton
301 South Leroy Street
Fenton, Michigan 48430-2196

Dear Mr. Markland,

The Fenton Regional Chamber of Commerce strongly supports the City of Fenton's efforts to submit an application to the Environmental Protection Agency 2014 Brownfields Assessment Grant Program.

The Mission of the Fenton Regional Chamber of Commerce is to be a strong advocate for member businesses through services and resources, while fostering the economic vitality and prosperity of our region.

The City of Fenton's plan to revitalize contaminated and obsolete properties into sustainable projects that improve the quality of life and economic impact of our community strongly fits with the mission of our organization.

We are ready to assist in any way possible and look forward to collaborating with other members of the community on brownfield remediation.

Sincerely,

Shelly Day, IOM
Executive Director
Fenton Regional Chamber of Commerce

114 N. Leroy Street
Fenton, MI 48430
810.629.5447 p
810.629.6608 f
www.fentonchamber.com

**I-69 INTERNATIONAL
TRADE CORRIDOR**



January 13, 2014

Lynn Markland
City Manager
City of Fenton
301 South Leroy Street
Fenton, Michigan 48430-2196

Dear Mr. Markland:

I am writing to express my support for the City of Fenton's application to the Environmental Protection Agency 2014 Brownfields Assessment Program.

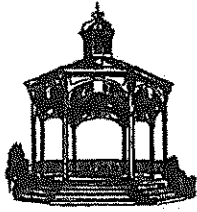
The I-69 International Trade Corridor Next Michigan Development Corporation (NMDC) represents a significant regional partnership and offers economic incentives to existing and new businesses that utilize two or more forms of transportation to move their products and are located within the territory of the NMDC. Qualifying businesses can benefit from state and local incentives, including real and personal property tax abatements. In certain locations, businesses may receive approval for tax-free Renaissance Zones. The I-69 International Trade Corridor Next Michigan Development Corporation is comprised of four county governments and 31 local municipalities.

The presence of brownfields and vacant sites along the planning area has been a disadvantage to our region. The City of Fenton's plan to assess brownfield sites in their City with the idea to revitalize them - this will revitalize this community, region and support sustainable development.

The I-69 International Trade Corridor Next Michigan Development Corporation is committed to revitalizing this region through a variety of projects and supports the City of Fenton in its efforts.

Sincerely,

Paul J. Brake, ICMA-CM, CEcD
Chairman, I-69 International Trade Corridor
Next Michigan Development Corporation



City of Fenton

301 South Leroy Street · Fenton, Michigan 48430-2196 • (810) 629-2261 • FAX (810) 629-2004

January 10, 2014

Lynn Markland
City Manager
City of Fenton
301 South Leroy Street
Fenton, Michigan 48430-2196

Dear Mr. Markland,

The City of Fenton Brownfield Redevelopment Authority strongly supports the City of Fenton's efforts to submit an application to the Environmental Protection Agency 2014 Brownfields Assessment Grant Program.

The Brownfield Redevelopment Authority (BRDA) currently owns three sites within our City that can be redeveloped as brownfield sites. In addition, there are two Brownfield sites in the Downtown District which are privately owned and we would be willing to partner with a prospective developer for the sites, who is willing to redevelop in accordance to the City Master Plan. The BRDA is willing to utilize the tax increment financing assistance that we can provide to improve the quality of life and health in our community and to revitalize our downtown district.

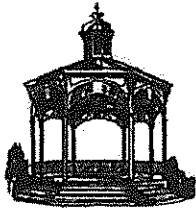
Further, the presence of these brownfields and vacant sites within our City has long been a disadvantage. By developing an area-wide plan for brownfield redevelopment, the economic development plan will help to revitalize this community and support sustainable development.

We are ready to assist in any way possible and look forward to collaborating with other members of the community on brownfield remediation.

Sincerely,

A handwritten signature in cursive script that reads "Nancy Draves". The signature is written in dark ink and is positioned above the printed name.

Nancy Draves
Boardmember
Brownfield Redevelopment Authority



City of Fenton

301 South Leroy Street · Fenton, Michigan 48430-2196 • (810) 629-2261 • FAX (810) 629-2004

January 9, 2014

Lynn Markland
City Manager
City of Fenton
301 South Leroy Street
Fenton, Michigan 48430-2196

Dear Mr. Markland,

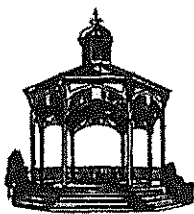
The City of Fenton Downtown Area Advisory Committee strongly supports the City of Fenton's efforts to submit an application to the Environmental Protection Agency 2014 Brownfields Assessment Grant Program.

The City's Downtown Master Plan has been helpful in creating a vision for our downtown district. The proposed EPA grant will facilitate the continued implementation of this plan by providing resources for the characterization and prioritization of brownfield sites. Developers and business leaders have been hesitant to invest into properties which have actual or perceived environmental problems and require further property information. Conducting assessments in our City could assist with addressing the uncertainties associated with older or contaminated properties eventually leading towards putting these properties back into productive use and encouraging economic growth.

We are ready to assist in any way possible and look forward to collaborating with other members of the community on brownfield remediation.

Sincerely,

Gary Henderson
Chairman
Downtown Area Advisory Committee



City of Fenton

301 South Leroy Street · Fenton, Michigan 48430-2196 • (810) 629-2261 • FAX (810) 629-2004

January 9, 2014

Lynn Markland
City Manager
City of Fenton
301 South Leroy Street
Fenton, Michigan 48430-2196

Dear Mr. Markland,

The City of Fenton Downtown Development Authority strongly supports the City of Fenton's efforts to submit an application to the Environmental Protection Agency 2014 Brownfields Assessment Grant Program.

The City's Downtown Master Plan has been helpful in creating a vision for our downtown district. The proposed EPA grant will facilitate the continued implementation of this plan by providing resources for the characterization and prioritization of brownfield sites. Developers and business leaders have been hesitant to invest into properties which have actual or perceived environmental problems and require further property information. Conducting assessments in our City could assist with addressing the uncertainties associated with older or contaminated properties eventually leading towards putting these properties back into productive use and encouraging economic growth.

The Downtown Development Authority is a Tax Increment Financing Authority. If a developer wishes to revitalize a brownfield site within our district that conforms to our Downtown Master Plan and Tax Increment Financing Plan; we have the ability to provide assistance with financing this project.

We are ready to assist in any way possible and look forward to collaborating with other members of the community on brownfield remediation.

Sincerely,

Craig Schmidt
Chairman
Downtown Development Authority



January 21, 2014

Susan Hedman
Administrator
U.S. EPA Region 5
Ralph Metcalfe Federal Building
77 West Jackson Boulevard
Chicago, IL 60604-3590

RE: City of Fenton Hazardous Substances Assessment Grant and Petroleum Assessment Grant Application

Dear Administrator Hedman:

On behalf of the Manufacturing Alliance of Communities (MAC), I write in support of the application by the City of Fenton, Michigan, for a \$200,000 Hazardous Substances Assessment Grant and a \$200,000 Petroleum Assessment Grant from the U.S. EPA to fund community outreach, inventory of brownfield sites, site investigation, and reuse and remediation planning for brownfield sites in the downtown areas and throughout the city. The grant will also enable the integration of brownfield concerns into ongoing downtown and city wide planning and development efforts. Most importantly, the grants will provide a key piece of the funding portfolio necessary to redevelop former industrial sites into valuable real estate that will benefit the city, local businesses, the local economy, and the community as a whole.

The MAC was founded in December 2008 by concerned mayors from around the nation focused on protecting the viability of the domestic automotive industry and, since that time, the MAC has grown into a national group of local governments that seek federal support for the U.S. manufacturing sector. MAC mayors were instrumental in lobbying for funding to remediate and redevelop closed General Motors plants around the country that became the \$773 million RACER Trust.

The MAC Mayors have seen firsthand the devastation that loss of jobs and businesses have on our communities and we strongly support the excellent work of the City of Fenton to develop an energetic revitalization plan. The award of these EPA Brownfield Assessment grants will help provide critical funding for Fenton to continue to move forward with its community

redevelopment plan and will help assess additional sites around the City that have been long-idled and ignored.

Thank you for your consideration of this application.

Sincerely,

A handwritten signature in black ink, appearing to read "Dayne Walling". The signature is fluid and cursive, with a long, sweeping tail that extends to the right.

Dayne Walling
Chair, Manufacturing Alliance of Communities

Attachment 4 - Forms

- SF-424
- SF-424A

Appendix 3 Other Factors Checklist

Name of Applicant: City of Fenton, MI

Please identify (with an **X**) which, if any of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

Other Factor	Page #
Community population is 10,000 or less	
Federally recognized Indian tribe	
United States territory	
Applicant will assist a Tribe or territory	
Targeted brownfield sites are impacted by mine-scarred land	
Targeted brownfield sites are contaminated with controlled substances	2
Recent natural disaster(s) (2006 or later) occurred within community, causing significant community economic and environmental distress	
Project is primarily focusing on Phase II assessments.	6, 7
Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation	8, 9
Community experienced manufacturing plant closure(s) (2008 or later) tied to the targeted brownfield sites or project area, including communities experiencing auto plant closures due to bankruptcy or economic disruptions.	1, 3, 4
Recent (2008 or later) significant economic disruption (<u>unrelated</u> to a natural disaster or manufacturing/auto plant closure) has occurred within community, resulting in a significant percentage loss of community jobs and tax base.	
Applicant is a recipient or a core partner of a HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant that is directly tied to the project area, and can demonstrate that funding from a PSC grant has or will benefit the project area. To be considered, <u>applicant must attach documentation</u> which demonstrates this connection to a HUD-DOT-EPA PSC grant.	
Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant	
Community is implementing green remediation plans.	
Climate Change (also add to "V.D Other Factors")	

Application for Federal Assistance SF-424

*** 9. Type of Applicant 1: Select Applicant Type:**

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

*** Other (specify):**

*** 10. Name of Federal Agency:**

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

FY14 Guidelines for Brownfields Assessment Grants

*** 12. Funding Opportunity Number:**

EPA-OSWER-OBLR-13-05

*** Title:**

FY14 Guidelines for Brownfields Assessment Grants

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

*** 15. Descriptive Title of Applicant's Project:**

City of Fenton, MI - Brownfields Assessment to assist with Downtown Revitalization efforts.
Request is for \$200,000 hazardous substance funding and \$200,000 petroleum funding.

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424

* 1. Type of Submission:

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

* 2. Type of Application:

- ☒ New
☐ Continuation
☐ Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

01/22/2014

4. Applicant Identifier:

5a. Federal Entity Identifier:

38-60004682

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name:

Fenton, City of

* b. Employer/Taxpayer Identification Number (EIN/TIN):

38-60004682

* c. Organizational DUNS:

6249868080000

d. Address:

* Street1:

301 S. LeRoy St

Street2:

* City:

Fenton

County/Parish:

* State:

MI: Michigan

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code:

48430-2162

e. Organizational Unit:

Department Name:

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Mr.

* First Name:

Michael

Middle Name:

* Last Name:

Burns

Suffix:

Title:

Assistant City Manager

Organizational Affiliation:

City of Fenton

* Telephone Number:

(810) 629-2261

Fax Number:

(810) 629-2004

* Email:

mburns@cityoffenton.org

Application for Federal Assistance SF-424**16. Congressional Districts Of:*** a. Applicant * b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:* a. Start Date: * b. End Date: **18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="400,000.00"/>
* b. Applicant	<input type="text"/>
* c. State	<input type="text"/>
* d. Local	<input type="text"/>
* e. Other	<input type="text"/>
* f. Program Income	<input type="text"/>
* g. TOTAL	<input type="text" value="400,000.00"/>

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☒ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:Prefix: * First Name: Middle Name: * Last Name: Suffix: * Title: * Telephone Number: Fax Number: * Email:

* Signature of Authorized Representative:

* Date Signed:

BUDGET INFORMATION - Non-Construction Programs

OMB Number: 4040-0006
Expiration Date: 06/30/2014

SECTION A - BUDGET SUMMARY

Grant Program Function or Activity (a)	Catalog of Federal Domestic Assistance Number (b)	Estimated Unobligated Funds		New or Revised Budget		
		Federal (c)	Non-Federal (d)	Federal (e)	Non-Federal (f)	Total (g)
1. EPA FY14 Guidelines for Brownfields Assessment Grants Hazardous Substances	66.818	\$	\$	\$ 200,000.00	\$	\$ 200,000.00
2. EPA FY14 Guidelines for Brownfields Assessment Grants Petroleum	66.818			200,000.00		200,000.00
3.						
4.						
5. Totals		\$	\$	\$ 400,000.00	\$	\$ 400,000.00

SECTION B - BUDGET CATEGORIES

6. Object Class Categories	GRANT PROGRAM, FUNCTION OR ACTIVITY				Total (5)
	(1) EPA FY14 Guidelines for Brownfields Assessment Grants Hazardous Substances	(2) EPA FY14 Guidelines for Brownfields Assessment Grants Petroleum	(3)	(4)	
a. Personnel	\$	\$	\$	\$	\$
b. Fringe Benefits					
c. Travel		9,000.00			9,000.00
d. Equipment					
e. Supplies	2,000.00	1,000.00			3,000.00
f. Contractual					
g. Construction	198,000.00	190,000.00			388,000.00
h. Other					
i. Total Direct Charges (sum of 6a-6h)	200,000.00	200,000.00			\$ 400,000.00
j. Indirect Charges					\$
k. TOTALS (sum of 6i and 6j)	\$ 200,000.00	\$ 200,000.00	\$	\$	\$ 400,000.00
7. Program Income	\$	\$	\$	\$	\$

Authorized for Local Reproduction

SECTION C - NON-FEDERAL RESOURCES					
(a) Grant Program	(b) Applicant	(c) State	(d) Other Sources	(e) TOTALS	
8. EPA FY14 Guidelines for Brownfields Assessment Grants Hazardous Substances	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	
9. EPA FY14 Guidelines for Brownfields Assessment Grants Petroleum	0.00	0.00	0.00	0.00	
10.					
11.					
12. TOTAL (sum of lines 8-11)	\$	\$	\$	\$	
SECTION D - FORECASTED CASH NEEDS					
	Total for 1st Year	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter
13. Federal	\$ 200,000.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00
14. Non-Federal	\$				
15. TOTAL (sum of lines 13 and 14)	\$ 200,000.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00
SECTION E - BUDGET ESTIMATES OF FEDERAL FUNDS NEEDED FOR BALANCE OF THE PROJECT					
(a) Grant Program	FUTURE FUNDING PERIODS (YEARS)				
	(b) First	(c) Second	(d) Third	(e) Fourth	
16. EPA FY14 Guidelines for Brownfields Assessment Grants Hazardous Substances	\$	\$ 100,000.00	\$	\$	
17. EPA FY14 Guidelines for Brownfields Assessment Grants Petroleum		100,000.00			
18.					
19.					
20. TOTAL (sum of lines 16 - 19)	\$	\$ 200,000.00	\$	\$	
SECTION F - OTHER BUDGET INFORMATION					
21. Direct Charges:		22. Indirect Charges:			
23. Remarks:					